



**CITY OF HUTCHINS
CITY COUNCIL MEETING
AGENDA**

Monday, June 01, 2026

**Work Session 6:00 PM – Regular Meeting 6:30 PM
City Hall - Council Chamber, 400 N. JJ Lemmon Road**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Work Session beginning at 6:00 p.m. and a Regular Meeting beginning at 6:30 p.m. of the Hutchins City Council to be held on Monday, June 1, 2026, at which time the following items will be discussed and considered.

City Council Members

Mayor Mario Vasquez
Mayor Pro Tem Steve Nichols
Councilmember Brenda Campbell
Councilmember Raymond Elmore
Councilmember Demarcus Odom
Councilmember America Rodriguez

A. WORK SESSION

1. Review Proposals for Parks, Recreation, and Special Events Master Plan.

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

C. INVOCATION AND PLEDGE OF ALLEGIANCE

- D. CITIZEN COMMENTS** - *This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Form and submit it to the City Secretary prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decision at this time.*

E. PRESENTATIONS

2. Presentation of Donation to The University of North Texas at Dallas. Presented by: Guy Brown, HEDC Executive Director

F. PUBLIC HEARINGS

3. A. Conduct a public hearing for a request Tom Straight with Pavilion Construction representing the property owner Eric Evangelista with Volunteers of America for a text amendment to the Zoning Ordinance Section 32, Table 32.6 to allow a Rehabilitation Care Facility (Halfway House) in the Light Industrial (LI) District by Specific Use Permit for the property located West of Vanderbilt Road and East of Carpenter Road more commonly described as 800 West Wintergreen Road

B. Open Public Hearing and receive comments.

C. Discuss and consider Ordinance AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF HUTCHINS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIFIC USE PERMIT (“SUP”) WITH SPECIAL CONDITIONS TO ALLOW A REHABILITATION CARE FACILITY (HALFWAY HOUSE) ON LAND ZONED LIGHT INDUSTRIAL (“LI”) CONSISTING OF ±0.1446 ACRES OF LAND, SITUATED IN THE STEPHEN C. ATTERBURY SURVEY, ABSTRACT NO. 15, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 800 WEST WINTERGREEN ROAD, HUTCHINS, DALLAS COUNTY, TEXAS. Presented by Blake Moore, Chief Building Official.
Ordinance 2026-06-1223

G. REGULAR AGENDA - *As authorized by Section 551.071 of the Texas Government Code, the City Council reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

4. Discuss and consider Resolution No. R2026- APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE CITY OF HUTCHINS AND _____ FOR PROFESSIONAL SERVICES TO LEAD THE CREATION OF THE PARKS, RECREATION, AND SPECIAL EVENTS MASTER PLAN IN AN AMOUNT NOT TO EXCEED \$175,000; AND PROVIDING FOR AN EFFECTIVE DATE. Presented by Katerine Lindsey, Assistant to the City Administrator.
Resolution R2026-06-1344

H. EXECUTIVE SESSION

5. Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

I. RECONVENE INTO REGULAR SESSION

6. Action, if any, as a result of Executive Session:

Pursuant to Section 551.072 of the Texas Government Code, the City Council will convene into executive session to deliberate the purchase, exchange, lease or value of real property located within the City of Hutchins, Texas.

J. ITEMS OF COMMUNITY INTEREST

7. Parks and Recreation Board Meeting, Tuesday, June 2, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

Keep Hutchins Beautiful Board Meeting, Tuesday, June 9, 2026, 6:00 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

HEDC Meeting, Thursday, June 11, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

City Council Meeting, Monday, June 15, 2026, 6:30 p.m., Hutchins City Hall, 400 N. JJ Lemmon Rd., Hutchins.

City Offices Closed, Friday, June 19, 2026, in observance of Juneteenth Holiday.

K. ADJOURN

CERTIFICATION

I certify that a copy of the June 1, 2026, agenda of items to be considered by the Hutchins City Council was posted at City Hall and to the City's website www.cityofhutchinstx.gov, in accordance with Chapter 551 of the Texas Government Code. Posted on Tuesday, May 26, 2026.

Cynthia Olguin

Cynthia Olguin
City Secretary



ACCESSIBILITY STATEMENT

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at colguin@cityofhutchinstx.gov.